

043.0

0004

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

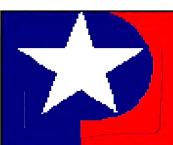
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,088,900 / 1,088,900

USE VALUE: 1,088,900 / 1,088,900

ASSESSED: 1,088,900 / 1,088,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
105 -107		FRANKLIN ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GANJIAN V & E/TRS/GANJIAN TR	
Owner 2:	GANJIAN E & V/TRS GANJIAN TRUS	
Owner 3:		

Street 1:	125 COOLIDGE AVE
Street 2:	UNIT 307

Twn/City:	WATERTOWN
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	02472
Type:	

PREVIOUS OWNER	
Owner 1:	GANJIAN VICTOR V-ETAL -
Owner 2:	GANJIAN ELIZABETH -
Street 1:	2 BRADFORD ROAD
Twn/City:	BELMONT
St/Prov:	MA
Cntry:	
Postal:	02478

NARRATIVE DESCRIPTION	
This parcel contains .152 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 3448 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6600		Sq. Ft.	Site		0	80.	0.94	1									494,398						494,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	6600.000	594,500		494,400	1,088,900		30237
							GIS Ref
							GIS Ref
							Insp Date
							11/10/18

PREVIOUS ASSESSMENT								Parcel ID	043.0-0004-0021.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	594,500	0	6,600.	494,400	1,088,900		Year end	12/23/2021
2021	105	FV	567,500	0	6,600.	494,400	1,061,900		Year End Roll	12/10/2020
2020	105	FV	567,600	0	6,600.	494,400	1,062,000	1,062,000	Year End Roll	12/18/2019
2019	105	FV	436,900	0	6,600.	525,300	962,200	962,200	Year End Roll	1/3/2019
2018	105	FV	436,900	0	6,600.	383,200	820,100	820,100	Year End Roll	12/20/2017
2017	105	FV	410,000	0	6,600.	333,700	743,700	743,700	Year End Roll	1/3/2017
2016	105	FV	410,000	0	6,600.	284,300	694,300	694,300	Year End	1/4/2016
2015	105	FV	365,900	0	6,600.	278,100	644,000	644,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GANJIAN VICTOR	51278-29		6/6/2008	Family	100	No	No		
GANJIAN VICTOR	51278-27		6/6/2008	Family	100	No	No		
	13543-156		9/1/1978		56,500	No	No	Y	

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Result	By
11/9/2011	1436	Mail Update	JO Jenny O
		MEAS&NOTICE	HS Hanne S
		Meas/Inspect	197 PATRIOT
		Inspected	276 PATRIOT
		Mailer Sent	
		Measured	268 PATRIOT
		AJS	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	SCUTTLE.																			
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:																					
(Liv) Units:	3	Total: 3		3/4 Bath:	1	Rating:	Average																				
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																					
Frame:	1 - Wood			1/2 Bath:		Rating:																					
Prime Wall:	4 - Vinyl			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:		Rating:																					
Roof Struct:	1 - Gable			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	3	Rating:	Average	1st Res Grid Desc: Line 1 # Units 2																			
Color:	CREAM			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:				Frl:		Rating:		Other																			
GENERAL INFORMATION				WSFlue:		Rating:		Upper																			
Grade:	C - Average			CONDOS INFORMATION				Lvl 2																			
Year Blt:	1900	Eff Yr Blt:		Location:		Total Units:		Lvl 1																			
Alt LUC:		Alt %:		Floor:		% Own:		Lower																			
Jurisdict:		Fact: .		Name:				Totals	RMs:	14	BRs:	8	Baths:	2	HB												
Const Mod:				DEPRECIATION				REMODELING				RES BREAKDOWN															
Lump Sum Adj:				Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL															
INTERIOR INFORMATION				Functional:		%		Interior:	2	5	3																
Avg Ht/FL:	STD			Economic:		%		Additions:	1	4	2																
Prim Int Wal	2 - Plaster			Special:		%		Kitchen:																			
Sec Int Wall:	1 - Drywall	10 %		Override:		%		Baths:																			
Partition:	T - Typical			Total:	26.4	%		Plumbing:																			
Prim Floors:	2 - Softwood			CALC SUMMARY				Electric:																			
Sec Floors:	4 - Carpet	50 %		Basic \$ / SQ:	180.00	COMPARABLE SALES				Heating:																	
Bsmnt Flr:	12 - Concrete			Size Adj.:	0.95452434	Rate	Parcel ID	Typ	Date	Sale Price	General:																
Subfloor:				Const Adj.:	0.99000001																						
Bsmnt Gar:				Adj \$ / SQ:	170.096																						
Electric:	3 - Typical			Other Features:	143000																						
Insulation:	2 - Typical			Grade Factor:	1.00																						
Int vs Ext:	S			NBHD Inf:	1.00000000																						
Heat Fuel:	1 - Oil			NBHD Mod:																							
Heat Type:	3 - Forced H/W			LUC Factor:	1.00																						
# Heat Sys:	3			Adj Total:	807808																						
% Heated:	100	% AC:		Depreciation:	213261																						
Solar HW:	NO	Central Vac:		Depreciated Total:	594547																						
% Com Wal		% Sprinkled																									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 043.0-0004-0021.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
More: N	Total Yard Items:					Total Special Features:								Total:				Net Sketched Area: 5,050				Total: 664,807					